



**CITY OF ROCKLIN**  
**MINUTES OF REGULAR MEETINGS**  
**OF THE**  
**ROCKLIN CITY COUNCIL**  
**AND**  
**ROCKLIN REDEVELOPMENT AGENCY**

**JANUARY 14, 1997**

**TIME: 7:30 P.M.**

**PLACE: Council Chambers**  
**3970 Rocklin Road**

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11497

1. The Regular Meeting of the Rocklin City Council convened at 7:30 p.m. Mayor Ken Yorde presiding.

The Regular Meeting of the Rocklin Redevelopment Agency convened at 7:30 p.m. Chairman Yorde presiding.

2. Mayor Yorde led the Pledge of Allegiance.

3. Roll Call:

Councilmembers: George Magnuson, Connie Cullivan, Kathy Lund,  
Peter Hill, Mayor Ken Yorde

Agency Members: Mr. Magnuson, Mrs. Cullivan, Mrs. Lund, Mr. Hill,  
Chairman Yorde

City Personnel: Carlos A. Urrutia, City Manager  
Sabina D. Gilbert, City Attorney  
Rex Miller, Dir..Administrative Services  
Terry Richardson, Community Dev. Director  
Sherri Abbas, Principal Planner  
Clif Carstens, Environmental Coordinator  
Archie Moosakhanian, City Engineer  
Jim Pennington, Fire Chief  
Mark Riemer, Dir./Comm. Services & Facilities  
Sandra Davies, City Clerk

Agency Personnel: Carlos Urrutia, Executive Director  
Rex Miller, Finance Officer  
Sandra Davies, Secretary

Commissioners: Kisar Singh, Recreation Commission

AGENDA REVIEW:

4. Councilman Magnuson stated that he would abstain on item #17 and asked that items #18 through #26 be heard before item #17. Council concurred.

CONSENT CALENDAR:

5. Treasurer's Report - November 1996
6. Accounts Paid List for November 16, 1996 thru December 31, 1996
7. Second Reading & Publication: Ordinance No. 752 of the City Council of the City of Rocklin Approving an Amendment to the General Development Plan for Stanford Ranch: Ordinance Nos. 560 and 718 (Stanford Ranch Phases II & IV/PDG-96-04
8. Resolution No. 97-5 of the City Council of the City of Rocklin Approving the Allocation of Funds to Rocklin Little League for Improvements to Twin Oaks Park
9. Resolution No. 97-6 of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 1 (8th Annexation) and to Authorize the Levy of Special Taxes Therein (Sunset West - Sunset West Investors and Sacramento ISC Holding Company)
10. Resolution No. 97-7 of the City Council of the City of Rocklin Approving Change Orders No. 1 and 2 on the Rocklin Road/Fifth Street Reconstruction Project/Kochoo Construction Co., Inc.
11. Resolution No. 97-8 of the City Council of the City of Rocklin Accepting the Public Work Known as the Rocklin Road/Fifth Street Reconstruction Project, Approving the "Notice of Completion" Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City/Kochoo Construction Co., Inc.
12. Resolution No. 97-9 of the City Council of the City of Rocklin Accepting the Public Work Known as Traffic Signals at Stanford Ranch Road/Cobblestone Drive and Stanford Ranch Road/Stoney Road, Approving the "Notice of Completion" Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City/M&M Electric
13. Resolution No. 97-10 of the City Council of the City of Rocklin Approving Change Order No. 6 on the Southeast Rocklin Circulation Improvements, Project B/Syblon Reid
14. Resolution No. 97-11 of the City Council of the City of Rocklin Accepting the Public Work Known as Southeast Rocklin Circulation Improvements, Project B, Approving the "Notice of Completion" Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City/Syblon Reid
15. Resolution No. 97-12 of the City Council of the City of Rocklin Commending Aubrey Medlin

Motion to approve the Consent Calendar by Councilman Magnuson, seconded by Councilwoman Lund. Passed by the following vote:

Ayes: Magnuson, Lund, Cullivan, Hill, Yorde  
Noes: None  
Absent: None  
Abstain: None

CITIZENS ADDRESSING THE COUNCIL:

16. None.

Mayor Yorde called for item #18 to be heard next.

RESOLUTIONS:

18. A. Resolution No. 97-118 of the Redevelopment Agency of the City of Rocklin, California, Approving and Authorizing the Execution of an Agreement Among the City of Rocklin, The Agency and The County of Placer
- B. Resolution No. 97-13 of the City Council of the City of Rocklin, California, Approving and Authorizing the Execution of an Agreement Among the City of Rocklin, The Redevelopment Agency of the City of Rocklin, and the County of Placer

Carlos Urrutia presented the staff report and final language of the agreement.

Motion to approve both resolutions by Councilman Magnuson, seconded by Councilwoman Cullivan. Passed by the following vote:

Ayes: Magnuson, Cullivan, Hill, Lund, Yorde  
Noes: None  
Absent: None  
Abstain: None

19. Rocklin Multimodal Station (Train Depot) Consultant Contract
- A. Resolution No. 97-14 of the City Council of the City of Rocklin Authorizing the City Manager to Execute a Funding Agreement Between the Placer County Transportation Planning Agency and the City of Rocklin (Congestion Mitigation and Air Quality (CMAQ))

This item continued on next page.

- B. Resolution No. 97-15 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Consultant Services Agreement with Korve Engineering for Preparation of the Master Site Plan, Environmental Documents and Construction Bid Documents for Rocklin Multimodal Station (Korve/Train Depot)

Terry Richardson presented the staff report and pointed out a correction on page 20 of Exhibit B.

Motion to approve both resolutions as corrected by Councilwoman Lund, seconded by Councilwoman Cullivan. Passed by the following vote:

Ayes: Lund, Cullivan, Magnuson, Hill, Yorde  
Noes: None  
Absent: None  
Abstain: None

20. Resolution No. 97-16 of the City Council of the City of Rocklin Amending the City Council Rules of Procedure

Carlos Urrutia presented the staff report.

Motion to approve by Councilman Hill, seconded by Councilwoman Lund. Passed by the following vote:

Ayes: Hill, Lund, Cullivan, Magnuson, Yorde  
Noes: None  
Absent: None  
Abstain: None

**BID ACTION:**

21. Resolution No. 97-17 of the City Council of the City of Rocklin Awarding the Bid for the Purchase of One (1) Seventy-Five (75) Foot Ladder Truck with a 1500 GPM Fire Pump

Fire Chief Jim Pennington presented the staff report and addressed Council questions.

Motion to approve by Councilman Magnuson, seconded by Councilman Hill. Passed by the following vote:

Ayes: Magnuson, Hill, Cullivan, Lund, Yorde  
Noes: None  
Absent: None  
Abstain: None

REPORTS FROM CITY OFFICIALS:

22. None.

ANNOUNCEMENTS/BRIEF REPORTS:

23. None.

FUTURE AGENDA ITEMS:

24. Councilman Magnuson mentioned proposals for the Sunset West Project and the Billy Graham Presents Project in relation to potential lawsuits.

REDEVELOPMENT AGENCY ACTION:

25. None.

26. Report from Executive Director - No report.

Mayor Yorde adjourned the regular meeting to Closed Session at 7:45 p.m.

CLOSED SESSION:

27. Conference with Legal Counsel - Existing Litigation  
Under Government Code Section 54956.9(a)  
William L. Luna vs. City of Rocklin  
Worker's Compensation Claim No. 9102168  
Worker's Compensation Claim No. 9101434  
Worker's Compensation Claim No. 9102390

Report Out: No report.

Mayor Yorde reconvened the regular meeting at 7:55 p.m. and called for item #17.  
Councilman Magnuson was excused.

PUBLIC HEARINGS:

17. Clover Valley Lakes Project - Generally located north of the terminus of Rawhide Road, west of the Sierra College Boulevard and east of the Whitney Oaks Projects.
  - A. Consideration of Final Environmental Impact Report EIR-92-03 including impacts, mitigation measures, and overriding considerations.
  - B. Consideration of annexing (AN-91-02) approximately 657 acres from Placer County into the City of Rocklin.
  - C. Consideration of General Plan Amendment (GPA-91-07) generally changing the land use designation for a portion of the Clover Valley Lakes areas from 632 Low Density Residential and 18 acres of Retail Commercial to 535 acres Low Density Residential, 33 acres of Medium Density Residential, 5.7 acres of Retail Commercial, and 58 acres of Recreation Conservation land use designations to allow a combination of residential, commercial, school, and park/open space land use designations.
  - D. Consideration of rezoning and prezoning (Z-96-03) of a portion of the Clover Valley Lakes project as follows:
    1. Rezone 11 acres from RE-30 to Planned Development (PD, with a density of 1.5 dwelling units per acre);
    2. Prezone 12.5 acres from Commercial to PD-1.5 Residential 1.5 du/ac)
    3. Prezone 96 acres from unclassified to 1.5 du/ac
    4. Prezone 12 acres from 1.5 du/ac to Open Area
  - E. Consideration of an amendment to the Clover Valley Lakes General Development Plan (PDG-91-06) to change the general designation from 1.5 dwelling units per acre and 18 acres of commercial to a combination of residential designations ranging from 1 to 4 dwelling units per acre and 5.7 acres of commercial. Also included, is consideration of the written General Development Plan Standards and Guidelines.

Mayor Yorde opened the Public Hearing and noted for the record that Councilman Magnuson would abstain on this item. He then explained the rules of procedure for this evenings public hearing.

Principal Planner Sherri Abbas presented the staff report giving a brief overview of the project and displayed maps consisting of the proposed annexation, general plan amendment, zoning, general development plan, aerial view, and hillside view. She then introduced EIR Coordinator Clif Carstens who summarized Part 1 of the staff report addressing the draft EIR and comments, Final EIR dated August 1996, table B-14 relating to the number of dwelling units and density changes, and pointing out issues in the document beginning on page 23 of the staff report as follows:

Page 27 - Significant or Potentially Significant Impacts Reduced to Less than Significant Level

Page 46 - Significant or Potentially Significant Impacts for which Identified Mitigation Measures Found Infeasible

Page 47 - Significant or Potentially Significant Impacts for which Identified Mitigation Measures are Outside the City's Responsibility and/or Jurisdiction

Page 49 - Significant and Unavoidable Impacts including air quality, noise, wildlife, and visual

Page 51 - Project Alternatives

Page 69 - Statement of Overriding Considerations

Page 95 - Mitigation Monitoring Plan

He then introduced Allen Telfer of Fehr and Peers who addressed traffic impacts and the Traffic Study done for the EIR and summarized the following:

- consistency of the North Rocklin Traffic Study
- inclusion of Twelve Bridges Project
- alternative access scenarios
- funding of roadway improvements
- summary of project impacts and mitigation's

Sherri Abbas made comments relating to the Planning Commission resolution beginning on page 148. She then addressed the Project Highlights on page 123 and the Analysis of the project beginning on page 126. She mentioned the letters and comments made in Part 3 of the Staff Report and the late letter received tonight on the yellow sheet. She then addressed issues and changes on the pink sheet relating to new condition #9 and modifications to conditions #5, #7, and #K.

Gerry Kamilos, Project Manager, representing the applicant, presented a brief history of the project and addressed the issues of emergency access, pedestrian gate at the end of Rawhide Road, and the JPA for Sierra College Blvd. improvements. He stated that they were in agreement with the staff recommendations.

Public Comments were made as follows:

- Peter Bridges of Live Oak Enterprises, Inc. representing the Whitney Oaks Project, spoke to the modification of condition #7 and how it would affect the phasing plan of Whitney Oaks.
- Velita -unintelligible- spoke to the issues of the widening of Sierra College Blvd. and increased traffic noise.
- Carol Price, 3100 Clover Valley Road, Loomis, has the same concerns.
- Matt -unintelligible-, 4602 Ryan Court, addressed the issue of the discrepancy of acres.

- John Ravey, 3632 Clover Valley Road, expressed concerns relating to wild life, beauty of the valley, and the gate at Rawhide Road.
- Gordon Havens, 4035 Kannasto Street, addressed the issues of annexation, purpose of the project, circulation solutions, Sierra College Blvd. access, and jurisdictional boundaries.
- Virgil Harrison, 4090 Clover Valley Road, addressed the issues of flooding and flood control, traffic, and Rawhide Road sandbagging.
- Harlin Smith, 5205 Whitney Blvd., spoke to the issues of Mosquito Control and referred to page 172.
- Nomie Arnold, 2730 Bonanza Street, spoke to the issue of rational of inclusion of the Summit Project with this proposal.
- George Magnuson, 3842 Rawhide Road, referred to page 31 relating to construction hours and hours of operation, page 220 #6 comments relating to safety issues including emergency access, school issues including distance to high school, traffic impacts to Sierra College Blvd. relating to speed and safety, silt and sedimentation from run-off into the ponds and maintenance of the ponds, and the abandonment of 3100 Rawhide Road. He also addressed the issue of the Taglio Ranch Operation, rural setting of the area and wildlife issues.
- Citizen from Bolder Rider Road, Loomis, addressed the issues of railroad crossings, fire hazards, emergency access, Del Mar Avenue traffic, water and flooding.
- Bud Taglio, 3502 Clover Valley Road, answered questions and spoke to the issues of the number of cattle on his land and dogs and dog packs attacking his cattle.

There being no further public comments, Mayor Yorde closed the Public Hearing.

Staff answered citizen questions and concerns and addressed the following issues:

- widening of Sierra College Blvd. on east or west side
- PCTPA transit improvements
- Sierra College Blvd. being in three jurisdictions plus Roseville
- LAFCO request to annex 18.3 acres
- land use changes
- flooding
- mosquito abatement
- construction hours
- abandonment of Rawhide
- connection to summit on page 130
- develop definition of emergency access and insert proper wording
- decide if need and develop informational condition

Mayor Yorde called for a recess at 9:10 p.m. and reconvened the meeting at 9:20 p.m.



Council discussed issues and took action on the following items:

17.A - The Final EIR is adequate. Motion directing staff to prepare the necessary documents for the Final EIR by Councilwoman Lund, seconded by Councilman Hill. Passed by the following vote:

Ayes: Lund, Hill, Cullivan, Yorde  
Noes: None  
Absent: None  
Abstain: Magnuson

17.B. - Annexing of 657 acres - Motion directing staff to prepare documents for annexation by Councilman Hill, seconded by Councilwoman Lund. Passed by the following vote:

Ayes: Hill, Lund, Cullivan, Yorde  
Noes: None  
Absent: None  
Abstain: Magnuson

17.C. - General Plan Amendment - Motion directing staff to prepare the necessary documents by Councilman Hill, seconded by Councilwoman Cullivan. Passed by the following vote:

Ayes: Hill, Cullivan, Lund, Yorde  
Noes: None  
Absent: None  
Abstain: Magnuson

17.D. - Rezoning and Prezoning - Motion directing staff to prepare the necessary documents by Councilwoman Cullivan, seconded by Councilman Hill. Passed by the following vote:

Ayes: Cullivan, Hill, Lund, Yorde  
Noes: None  
Absent: None  
Abstain: Magnuson

17.E. - Amendment to General Development Plan - Motion directing staff to make the necessary changes to the conditions relating to emergency access for police, fire, & medical aid, maintaining school district flexibility, and deleting the post office, and prepare the document by Councilman Hill, seconded by Councilwoman Lund. Passed by the following vote:

Ayes: Hill, Lund, Cullivan, Yorde  
Noes: None  
Absent: None  
Abstain: Magnuson

ADJOURNMENT:

28. The Redevelopment Agency Meeting was adjourned at 9:45 p.m. by Chairman Yorde.
29. The City Council Meeting was adjourned at 9:45 p.m. to January 15, 1997 at 5:00 p.m. by Mayor Yorde.

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Sandra Davies, City Clerk

APPROVED:

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Ken Yorde, Mayor